

## NOTICE OF EXEMPTION

To:  Los Angeles County Clerk  
12400 E. Imperial Highway, Room 1201  
Norwalk, CA. 90650

CEQAnet Web Portal

In addition to filing this Notice of Exemption (NOE) with the Los Angeles County Clerk, the City has posted the NOE on the City's website, where it will remain posted for 35 days; and has emailed the NOE to the Applicant.

From: City of Manhattan Beach  
Address: 1400 Highland Avenue  
Manhattan Beach, CA 90266

Subject: Filing of NOTICE OF EXEMPTION in compliance with Section 21152 of the Public Resources Code.

Project Title: Use Permit Amendment to Allow an Expansion of an Existing 4,180 Square-Foot "Eating And Drinking Establishments" Use (Arthur J Restaurant) with Full Alcohol Service, into an Adjacent 1,141 Square-Foot Tenant Space (Formerly a Dry Cleaner) within an Existing Commercial Building at 901 and 903 Manhattan Avenue in The Downtown Commercial (CD) Zoning District, and Associated Environmental Determination in Accordance with the California Environmental Quality Act (City Council Resolution No. 22-0153)

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Austin Chavira, Assistant Planner

Phone No: (310) 802-5514

Project Location: 901 Manhattan Avenue (Existing Arthur J Restaurant at 903 Manhattan Avenue)

Project Description: Consideration of a Use Permit Amendment to allow an expansion of an existing 4,180 square-foot Eating and Drinking Establishment use (Arthur J restaurant) with full alcohol service, into an adjacent vacant 1,141 square-foot tenant space (formerly a dry cleaner) within an existing commercial building at 901 and 903 Manhattan Avenue in the Downtown Commercial (CD) zoning district. Per LCP Section A.16.020, a Use Permit is required for the establishment of an "Eating and Drinking Establishments" use and a use permit, or use permit amendment, shall be required for any new alcohol license or modification to an existing alcohol license within the Downtown Commercial (CD) zoning district.

Public Agency Approving Project: City of Manhattan Beach

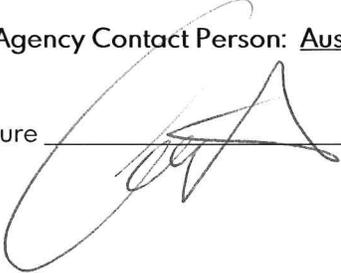
Name of Person Carrying Out Project: Arthur J (Simms Restaurant Group/Mike Simms)

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**Reasons for  
Exempt Status:**

The Project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Class 3, New Construction or Conversion of Small Structures, Section 15303 of the CEQA Guidelines, which exempts the conversion of existing small structures from one use to another. Furthermore, there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances, is located in an urbanized area, does not involve significant amounts of hazardous substances, is located in an area where all necessary public services and facilities are available, and is located in an area where the surrounding area is not environmentally sensitive. Pursuant to State CEQA Guidelines Section 15300.2 (Exceptions), there is no reasonable possibility that the activity will have a significant impact on the environment because there are no unusual circumstances in this situation, where an existing eating and drinking establishments use is expanding into the neighboring vacant tenant space. The Project will neither individually nor cumulatively have an adverse effect on wildlife resources, as defined in Fish and Game Code Section 711.2.

**Lead Agency Contact Person:** Austin Chavira Phone: (310) 802-5514

Signature  Title Assistant Planner Date December 07, 2022